029.0	0002	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	859,800 / 859,800
					USE VALUE:	859,800 / 859,800
					ASSESSED:	859,800 / 859,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSON MARY T H
Owner 2:	
Owner 3:	
Street 1:	45 BATES ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON MARY T H -
Owner 2:	-
Street 1:	45 BATES ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,150 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Vinyl Exterior and 2632 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6150.000	372,500	3,700	483,600	859,800
Total Card	0.141	372,500	3,700	483,600	859,800
Total Parcel	0.141	372,500	3,700	483,600	859,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.62 | /Parcel: 326.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 19973

GIS Ref

GIS Ref

Insp Date 09/09/17

!2413!

PREVIOUS ASSESSMENT

Parcel ID 029.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	372,500	3700	6,150.	483,600	859,800	859,800	Year End Roll	12/18/2019
2019	101	FV	293,600	3700	6,150.	513,800	811,100	811,100	Year End Roll	1/3/2019
2018	101	FV	293,600	3700	6,150.	374,800	672,100	672,100	Year End Roll	12/20/2017
2017	101	FV	269,900	3700	6,150.	326,400	600,000	600,000	Year End Roll	1/3/2017
2016	101	FV	269,900	3700	6,150.	278,100	551,700	551,700	Year End	1/4/2016
2015	101	FV	263,200	3700	6,150.	272,000	538,900	538,900	Year End Roll	12/11/2014
2014	101	FV	263,200	3700	6,150.	223,700	490,600	490,600	Year End Roll	12/16/2013
2013	101	FV	263,200	3700	6,150.	212,800	479,700	479,700		12/13/2012

PRINT

Date	Time
12/10/20	17:49:42

LAST REV

Date	Time
03/12/20	17:11:21
danam	

PAT ACCT. 2413

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON MARY T	1007-24		2/12/1999	Family		No	No		
	1007-24		12/1/1985			No	No		Y

USER DEFINED

Prior Id # 1:	19973
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/28/2020	157	Add Bath	8,000	C				
9/9/2019	1396	Solar Pa	2,495					
5/11/1999	274	Addition	15,000	C				14X30 ADD + WDK

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2017	Inspected	PH	Patrick H
8/19/2017	MEAS&NOTICE	HS	Hanne S
2/9/2009	Meas/Inspect	189	PATRIOT
8/24/2001	Inspected	PM	Peter M
3/29/2000	Inspected	276	PATRIOT
2/17/2000	Measured	263	PATRIOT
8/12/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6150		Sq. Ft.	Site		0	80.	0.98	1									483,602						483,600	

Total AC/HA: 0.14118 | Total SF/SM: 6150 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 483,602 | Spl Credit | Total: 483,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17384756
Const Adj.:	1.00969899
Adj $ / SQ:	148.154
Other Features:	88462
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	506110
Depreciation:	133613
Depreciated Total:	372497

COMMENTS

OF=BTM SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

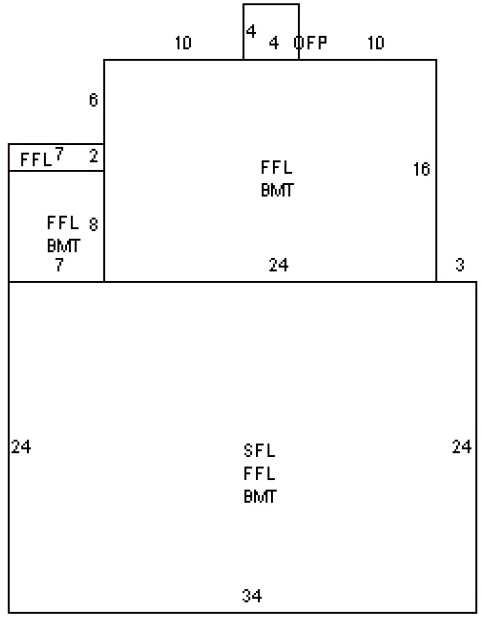
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	162.97
Special Features:	0	Val/Su Net:	113.71
Final Total:	372500	Val/Su SzAd	185.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,270	148.150	188,156
BMT	Basement	1,256	58.890	73,967
SFL	Second Floor	734	148.150	108,804
OFP	Open Porch	16	44.430	711

Net Sketched Area:	3,276			Total:	371,638
Size Ad	2004.3999	Gross Are	3358	FinArea	2632

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1937	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700